



The Carmel Urban Design Initiative
City of Carmel, Indiana
Department of Community Services
EDEN Land & Design, Inc. - Facilitator

What is the Carmel Urban Design Initiative?

The Carmel Urban Design Initiative is an education and consensus-building project that has been initiated by the City of Carmel's Department of Community Services (DOCS) to create a better understanding of important land use issues, and introduce urban design principles into the on-going city building efforts of the City of Carmel, Indiana.

Who has sponsored and is leading the Carmel Urban Design Initiative?

The City of Carmel's Department of Community Services (DOCS) has retained the services of EDEN Land & Design, Inc., an Indianapolis-based land development and planning consultant to lead this effort. Adam Thies, AICP is the president of EDEN and the project facilitator and planning consultant. Adrienne Keeling, AICP is the DOCS project manager.

Why is there a Carmel Urban Design Initiative?

The City of Carmel is at an important junction in her development as a city. As remaining fields give way to new development, build-out of the community is foreseeable within the next ten (10) years. City officials believe the time is right to rethink how development occurs in Carmel so we can continue to improve upon our quality of life, enhance our regional competitive position, and ensure a smooth transition as we evolve from a classic American suburb to a place with its own city center and urban quality. In addition, it is clear that, in the future, Carmel's land resources will be even more valuable and scarce and that future development will have to be thought of in ways that have not been the traditional model of growth in the community.

The continued development of a high quality community will be a key point of comparison between Carmel and other cities and towns, and will affect our ability to continue as an attractive place for business to invest and for people to call home. We can assure ourselves a more livable, vibrant place for people by re-focusing our land use policies and development strategy to emphasize more efficient use of remaining land resources and encourage maximum benefit from infill projects and redevelopment.

The Department of Community Services sees the critical first step in planning for the future of the City is to "raise the bar" of design education through a best practices dialogue focusing on land use and urban design issues for the public officials in the community. Through this process, community leaders will be better informed on how to draft the plans for its future.

What are the goals of the Carmel Urban Design Initiative?

The Initiative has been designed to focus on the following topics:

- Raising the level of design understanding among the City of Carmel's Boards and Commissions relative to land planning, urban design and city building activities. This will occur in a series of presentations, readings, discussions and even a field study trip to Chicago-area communities that are facing similar issues like the City of Carmel.
- Spark debate and enlightened discussion among community leaders about new opportunities for land use planning, urban design and development, and how to re-focus Carmel's growth in ways that will create great places for people and which will benefit the community for years to come.
- Engagement of the Public through lectures on best practices of urban planning and design and through a television piece which focuses on these topics.
- Creation of a "Guiding Principles" document that will assist the City in organizing itself and its long term planning activities. These principles will serve as the basis for the development



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of a Carmel Central Business District plan, as well as the basis of a future rethinking of the City of Carmel's Comprehensive Plan, which was last drafted in 1996.

How can someone get involved in this Initiative?

The Initiative is open to the public at all activities. The City Council, Carmel Redevelopment Commission, Planning Commission and Board of Zoning Appeals have been identified as significant leaders and have been formally asked to participate in activities. For more information, please contact Adrienne Keeling, Planning Administrator at 317.571.2417 or akeeling@carmel.in.gov.